

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR:
SPECIAL REDEVELOPMENT AGENCY/
CITY COUNCIL MEETING
TUESDAY, NOVEMBER 26, 2002, AT 10:00 A.M.
Council Chambers
202 C Street, San Diego, CA**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Request to speak should be submitted in writing to the Chair or City Clerk at the time of the meeting. Pursuant to the Brown Act, no discussion or action shall be taken by the Agency.

Internet Access: www.sandiego.gov/redevelopment-agency

1. **Approval of the Minutes of:**

October 29, 2002
November 12, 2002, special meeting
November 19, 2002, adjourned

Adoption

2. **Morena Vista Transit Oriented Development Project. (Districts 2 & 6).**

(RA 2003-82)

1) Authorize Redevelopment Agency staff to work with CityLink Investment Corporation to seek and secure additional funding and to negotiate an amendment to the existing Cooperation Agreement with the Metropolitan Transit Development Board (MTDB) for the Morena Vista Transit Oriented Development site in order to provide for undergrounding of power lines, and financial support for the public Park N Ride facility at the Morena Vista site; and 2) Authorize Agency staff, within reasonable financial parameters, to negotiate a Disposition and Development Agreement with CityLink Investment Corporation to provide Agency 20% housing set-aside funds to support development costs of proposed affordable housing units, and other funds to cover soil compaction and pre-development/entitlement costs.

See Redevelopment Agency Report no. RA-02-22, and City Manager Report No. CMR-02-276, dated, November 20, 2002.

See Council Docket of November 26, 2002 for Companion Item Number:

Staff: James R. Davies 533-5373
Cathy Mahmud 533-5370
Atty: Douglas Humphreys

Adoption

3. **FY 2003 Budget Amendment-Economic Administration Grant. (District 2).**

(RA 2003-60)

Approving a budget amendment \$75,0000 from the \$250,000 allocated as matching funds for the EDA Grant received by the City of San Diego to be used to build national awareness of the opportunities afforded by Downtown and the Grant Program.

See Centre City Development Corporation report no. CCDC-02-09, dated November 13, 2002.

Staff: Donna Alm 533-7120

Atty: Elisa Cusato

Auditor Certificate Number: AC 2300499

4. **R-7 Parking Garage Project - Request to Bid Construction. (District 2),**

(RA 2003-79)

Authorizing CCDC on behalf of the Agency, to advertise and received bids for construction of the R-7 Parking Garage Project; to award contract to the lowest responsible bidder, providing necessary funds are available, bids are within the established budget, and that all other requirements are met; and to administer said contracts.

Staff: Bill Yee 533-7139

Atty: Elisa Cusato

Auditor Certificate Number: AC 2300545

5. **Request to Bid Installation of Streetlights on Kettner Blvd. from Laurel to Ash Streets. (District 2).**

(RA2003-66)

Approving the Installation of the Mid-Block Streetlight Improvements on Kettner Blvd. from Laurel to Ash Streets; making certain findings regarding payments; and authorizing CCDC to bid and construct said improvements.

See Centre City Development report no. CCDC 02-08, dated November 13, 2002.

Council Companion Item No. 333

Staff: Gerard Selby 533-7136

Atty: Deborah Engel-Brodie

Auditor Certificate Number: AC 2300470

Adoption

6. **Centre City Redevelopment Project Subordinate Tax Allocation Bonds Centre City Redevelopment Project Subordinate Parking Revenue Bond; Amendment to Parking Structure Operating Agreement. (District 2).**

(RA 2003-73)

Approving the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2003A in an amount not to exceed 31.5 million.

(RA 2003-74)

Approving the issuance of Centre City Redevelopment Project Subordinate Parking Bonds, Series 2003B in an amount not to exceed \$21.5 million and to make certain findings concerning the use of the bond proceeds.

(RA 2003-78)

Authorize the Executive Director or designee to execute First Amendment to the Parking Structure Operating Agreement between the City and Agency; and make findings that the Public Parking Facility is of benefit to the Centre City Redevelopment Project, that no other reasonable means of financing the facility for which the agency proposes to pay are available and that it will eliminate one or more blighting conditions in the Centre City Redevelopment Project and the project is consistent with the implementation plan.

See Centre City Development report dated November 20, 2002.

Council Companion Item No. 334

Staff: Frank Alessi 533-7130

Atty: Douglas Humphreys

Joint Public Hearing

7. Fourth Amendment to Disposition and Development Agreement with Horton Land, LLC and Design Review of Basic Concept/Schematic Drawings - Inter-Continental Hotel. (District 2).

(RA 2003-69)

Certifying that the Master Environmental Impact Report for the Centre City Redevelopment Project (MEIR), the Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments (SEIR), and the Environmental Secondary Study with respect to the proposed Inter-Continental Hotel have been reviewed and considered by the City Council.

(RA 2003-70)

Approving the terms of the proposed Fourth Amendment to the Disposition & Development Agreement with Horton Land LLC.

(RA 2003-71)

Approving Basic Concept/Schematic Drawings.

See Centre City Development report no. CCDC 02-011, dated November 13, 2002.

Council Companion Item No. S-601

Staff: Pam Hamilton 533-7114

Atty: Douglas Humphreys

Adoption

8. Approval of a Contract with Rick Engineering for General Engineering Services. (District 4).

(RA 2003-68)

Approving an Agreement with Rick Engineering for General Engineering Services for a total contract amount not to exceed Three Hundred Twenty-One Thousand Two Hundred Dollars (\$321,200.00) for work undertaken by the Corporation.

See Southeastern Economic Development report no. SEDC 02-014, dated November 13, 2002.

Staff: Carolyn Smith 527-7345

Atty: Douglas K. Humphreys

Adoption

9. **Approval of a Second Amendment to the Agreement with Keyser Marston Associates, Inc. (Districts 4 & 8).**

(RA 2003-80)

Approving the Second Amendment to the Agreement with Keyser Marston Associates in amount of Two Hundred Fifty Thousand Dollars (\$250,000) for a total contract amount not to exceed \$550,000.

See Southeastern Economic Development report no. SEDC 02-016, dated November 20, 2002.

Staff: Carolyn Smith 527-7345

Atty: Deborah Engel-Brodie

Auditor Certificate Number:

10. **Approval of the Owner Participation Agreement by and between the Redevelopment Agency and the Southeast Medical Center Associates. (District 4).**

(RA 2003-67)

Approving the Owner Participation Agreement with Southeast Medical Center Associates.

See Southeastern Economic Development report no. SEDC 02-015, dated November 20, 2002.

Staff: Carolyn Smith 527-7345

Atty: Douglas Humphreys